Resident Informational Meeting

Virginia/Dennison/Lilac Neighborhood Reconstruction

February 11, 2016





Introductions

Tom Wesolowski – City Engineer

David Yang – Staff Engineer

Glen Hoffard – Senior Engineering Technician





Overview of Presentation

- Project area
- Feasibility Study process
- Existing condition of streets & utilities
- Proposed improvements
- Special assessment information
- Tentative project schedule
- Plan sheet available for review



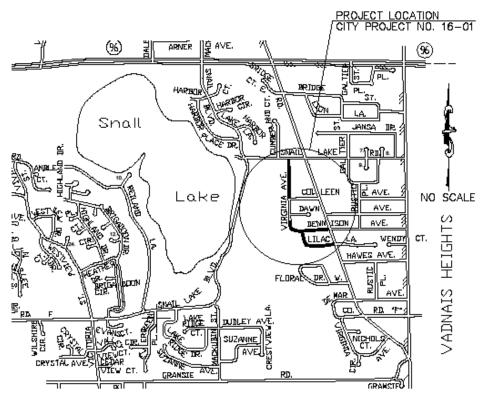




CITY OF SHOREVIEW

VIRGINIA AVE. / DENNISON AVE. / LILAC LN.

RECONSTRUCTION CITY PROJECT 16-01





LOCATION MAP



Feasibility Study Process

- Reconstruction project proposed for 2016
- Feasibility Study
 - Preliminary design
 - Public meetings with residents
 - Present to Shoreview City Council
- Public hearing
 - Direct staff to prepare final plans & specifications

Existing Conditions

- Approximate combined length of roads
 2200-feet
- Road width 28 to 32-feet
- No concrete curb & gutter rural section
- Pavement in poor condition
- Sanitary sewer & water systems
 - No water services 4 lots on N Virginia
- Existing section of Virginia between
 Colleen & Dawn will not be reconstructed



Proposed Improvements

- Remove existing road & install concrete curb & gutter & new pavement
- Replace ex. water main, service & curb stops
 - New water services to 4 lots on N Virginia
- Sanitary sewer clean-outs at property line
- Install storm water collection & treatment
 - Underground infiltration chambers
- Replace existing street lights



City's Assessment Policy

- City levies special assessment to benefitting property owners for improvements
 - Street
 - Storm Sewer
 - Water
- Assessment process is in accordance with MN Statutes, Chapter 429
 - Pubic Hearing





Street Assessment

- On a per-lot basis
 - Corner lots receive 0.5 units per street
- Based on actual cost to install curb & gutter
- Estimated per-lot assessment = \$1600





Storm Assessment

- Based on lot size (square foot) of lot
 - -0 13,000sf = \$0.07/sf
 - -13,001 19,000 = \$0.035/sf
 - Maximum assessment = \$1,120





Water Assessment

- Levied against properties that currently do not have water main in front of property & water service lines & curb stop to property line
- Estimated per lot assessment \$ 5,800
- Source & Supply fee (\$7.75/lf)
 \$ 775
- Total estimated water assessment \$ 6,575



Possible Total Assessment

Estimated Total Assessment

- Street \$ 1,600

– Storm \$ 1,120

Total per-lot \$ 2,720

Estimated Total Assessment w/water

- Street \$ 1,600

– Storm \$ 1,120

– Water \$6,575



Total per-lot

\$9,295



Assessment Schedule &

Payment

- Final assessment amount determine after project completion
- Affected properties notified & public hearing is held – typically 1-yr after project completion
- Payment options
 - Prepay in full
 - Added to tax statement and spread over 10-years
 & 15-years if water assessment



• Interest rates have ranged from 3.5 – 5%



Tentative Project Schedule

February 11 2nd Resident Meeting

February 16 Feasibility Study to Council

March 7 Public Hearing

April 21 Bid Project

May/June Start Construction

October End Construction





Questions?

